

# Municipality of Lakeshore

## Regular Council Meeting Agenda



Tuesday, October 11, 2022, 5:00 PM

Electronically hosted from Council Chambers, 419 Notre Dame Street, Belle River

Pages

1. Call to Order

2. Closed Session

**Recommendation:**

Council move into closed session in Council Chambers at 5:00 PM in accordance with:

- a. Paragraph 239(2)(e), (f) and (k) of the *Municipal Act, 2001* to discuss litigation or potential litigation, including matters before administrative tribunals, affecting the municipality, advice that is subject to solicitor-client privilege, including communications necessary for that purpose, and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality regarding development in the Amy Croft Secondary Plan area.

3. Return to Open Session

4. Land Acknowledgement

5. Moment of Reflection

6. Disclosures of Pecuniary Interest

7. Recognitions

8. Public Meetings under the Planning Act

9. Public Presentations

1. Jill Miner - Presentation of Petition regarding Greenhouses

6

10. Delegations

11. Completion of Unfinished Business

## 1. Consent Agenda

1. September 13, 2022 Regular Council Meeting Minutes 7
2. Township of McGarry - Recall of Council Members 18
3. City of Owen Sound - Changes to Amber Alert System 19

## 2. Reports for Direction

1. River Ridge - Request for Draft Plan of Subdivision Extension, 37-T-97010 20

**Recommendation:**

Direct Administration to advise the County of Essex that Lakeshore supports extending draft plan approval for the River Ridge Subdivision (File No. 37-T-97010) for a three-year period (from October 20, 2022 to October 20, 2025); with the condition that the plan of subdivision shall not permit direct access onto Oakwood Avenue, all as presented at the October 11, 2022 Regular Council Meeting.

2. 2023 Council Meeting Schedule 30

**Recommendation:**

Approve the 2023 schedule of Regular Council Meetings, as described in the report presented at the October 11, 2022 Council meeting.

## 3. Notices of Motion

1. Councillor McKinlay - Greenhouses

**Recommendation:**

Whereas the Municipality of Lakeshore has received a study related to Greenhouses prepared by Storey Samways Planning Ltd. (SSPL);

and Whereas the Municipality of Lakeshore has consulted with the residents of Lakeshore;

and Whereas residents by large majority have expressed opposition to Greenhouses in Lakeshore;

and Whereas the Municipality of Lakeshore has inadequate infrastructure, related to traffic and water, to accommodate the Greenhouse Industry;

and Whereas the Municipality of Lakeshore has insufficient resources to accommodate and enforce regulatory compliance required;

and Whereas the Municipality of Lakeshore lacks the frontline expertise to assess the potential impacts of Greenhouses on the environment;

and Whereas the Greenhouse Industry contributes to light and air pollution seriously impacting our environmental footprint;

and Whereas the Municipality of Lakeshore has no mechanism to change the Provincial legislation and reclassify Commercial green housing to industrial use;

Therefore, be it resolved that the Municipality of Lakeshore opposes large commercial Greenhouses in rural areas;

And be it further resolved that the Municipality requests that large commercial greenhouses are reclassified as industrial use.

**4. Consideration of By-laws**

1. By-law 88-2022, Being a By-law to Confirm Proceedings of Council for September 13, 2022

<b>12.</b>	<b>Consent Agenda</b>	
	<b>Recommendation:</b>	
	Approve minutes of the previous meeting and receive correspondence as listed on the Consent Agenda.	
	1. <b>September 27, 2022 Regular Council Meeting Minutes</b>	<b>36</b>
<b>13.</b>	<b>Reports for Information</b>	
	<b>Recommendation:</b>	
	Receive the Report for Information as listed on the agenda.	
	1. <b>Council Requested Report Tracking - September 2022</b>	<b>42</b>
<b>14.</b>	<b>Reports for Direction</b>	
<b>15.</b>	<b>Announcements by Mayor</b>	
<b>16.</b>	<b>Reports from County Council Representatives</b>	
<b>17.</b>	<b>Report from Closed Session</b>	
<b>18.</b>	<b>Notices of Motion</b>	
<b>19.</b>	<b>Question Period</b>	
<b>20.</b>	<b>Non-Agenda Business</b>	
<b>21.</b>	<b>Consideration of By-laws</b>	
	<b>Recommendation:</b>	
	By-law 80-2022 be read a first and second time and provisionally adopted; and	
	By-laws 90-2022 and 92-2022 be read and passed in open session on October 11, 2022.	
	1. <b>By-law 80-2022, Being a By-law for the Lamy Drain</b>	<b>47</b>
	2. <b>By-law 90-2022, Being a By-law to Provide for the Dedication of Parkland or the Payment of Cash in Lieu Thereof as a Condition of Development or Redevelopment</b>	<b>48</b>
	3. <b>By-law 92-2022, Being a By-law to Confirm the Proceedings of the September 27, 2022 Council Meeting</b>	<b>57</b>

**22. Adjournment**

**Recommendation:**

Council adjourn its meeting at \_\_\_\_ PM.



## Petition

The Municipality of Lakeshore received the following petition on September 29, 2022:

**“We, the undersigned, do not want greenhouses in the Municipality of Lakeshore due to the following serious issues:**

- **Light & Air Pollution**
- **Excessive Odours**
- **Restricted Water Supply**
- **Shortage of Sewer Capacity**
- **Environmental Impact**
- **Economic & social shifts in Dynamics**
- **Fair zoning taxation on greenhouse owners... a greenhouse is not a farm**

**Until all these issues are legally resolved, we do not want greenhouses in the Municipality of Lakeshore.”**

The petition included approximately 1,656 electronic and original signatures.

Note: as this was partially an online petition (through the website change.org) Administration is unable to verify the authenticity of the signatures.

# Municipality of Lakeshore

## Minutes of the Regular Council Meeting

Tuesday, September 13, 2022, 5:00 PM

Electronically hosted from Town Hall, 419 Notre Dame Street, Belle River



Members Present: Mayor Tom Bain, Deputy Mayor Tracey Bailey, Councillor Steven Wilder, Councillor Len Janisse, Councillor Kelsey Santarossa, Councillor John Kerr, Councillor Kirk Walstedt, Councillor Linda McKinlay

Staff Present: Chief Administrative Officer Truper McBride, Corporate Leader - Chief Financial Officer Justin Rousseau, Corporate Leader - Growth & Sustainability Tammie Ryall, Corporate Leader - Operations Krystal Kalbol, Corporate Leader - Strategic & Legal Affairs Kristen Newman, Division Leader - Building Morris Harding, Division Leader - Capital Projects Wayne Ormshaw, Division Leader - Civic Affairs Brianna Coughlin, Division Leader - Community Planning Aaron Hair, Division Leader - Roads, Parks & Facilities Jeff Wilson, Fire Chief Don Williamson, Planner I Ian Search, IT Technical Analyst Matthew Mancina

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### 1. Call to Order

Mayor Bain called the meeting to order at 5:07 PM in Council Chambers. All other members of Council participated in the meeting through video conferencing technology from remote locations.

### 2. Closed Session

**326-09-2022**

**Moved By** Councillor Walstedt

**Seconded By** Councillor Santarossa

Council move into closed session in Council Chambers at 5:07 PM in accordance with:

- a. Paragraph 239(2)(e), (f) and (k) of the *Municipal Act, 2001* to discuss litigation affecting the municipality, advice that is subject to solicitor-client privilege and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf

of the municipality regarding Ontario Land Tribunal Appeal of Zoning By-law Amendment ZBA-30-2021 (2730 County Road 42).

- b. Paragraph 239(2)(c) of the *Municipal Act, 2001* to discuss a proposed or pending acquisition or disposition of land by the municipality, relating to Amy Croft Drive.

**Carried Unanimously**

**3. Return to Open Session**

Council returned to open session at 6:07 PM.

**4. Land Acknowledgement**

**5. Moment of Reflection**

**6. Disclosures of Pecuniary Interest**

**7. Recognitions**

**8. Public Meetings under the *Planning Act***

Mayor Bain opened the public meeting at 6:14 PM.

The Planner provided a PowerPoint presentation as overview of the application and recommendation of Administration.

There were no delegations registered to speak at the public meeting.

The public meeting concluded at 6:20 PM.

**1. Zoning By-law Amendment (ZBA-11-2022) – 6405 Main Street Comber**

**327-09-2022**

**Moved By** Councillor Walstedt

**Seconded By** Councillor McKinlay

Approve Zoning By-law Amendment Application ZBA-11-2022 (By-law 82-2022, Lakeshore By-law 2-2012), to permit a Library as an additional permitted use, and to permit a minimum of six parking spaces for a Library, at 6405 Main Street (Comber) as shown on the Appendix A – Key Map, as presented at the September 13, 2022, Council meeting.

**Carried Unanimously**

**9. Public Presentations**

**10. Delegations**



**1. Puce Road, Major Street and Lilydale Avenue Drainage Improvements**

Tony Peralta of N.J. Peralta Engineering was present electronically and provided an overview of the Drainage report.

**328-09-2022**

**Moved By** Councillor Janisse

**Seconded By** Councillor Walstedt

Approve the Preliminary Engineer's report for the Puce Road, Major Street and Lilydale Avenue Drainage Improvements and instruct N.J. Peralta Engineering to prepare a full Engineer's report in accordance with section 10(5) of the *Drainage Act*, as presented at the September 13, 2022 Council meeting.

**Carried Unanimously**

**2. Integrity Commissioner - Report on Activities January 1 to June 30 2022**

**329-09-2022**

**Moved By** Councillor Santarossa

**Seconded By** Councillor Kerr

Receive the report for information.

**Carried Unanimously**

**11. Completion of Unfinished Business**

**1. Zoning By-law Amendment Application ZBA-4-2022, John Thomas and Ruth Ann Fuerth**

**330-09-2022**

**Moved By** Councillor Walstedt

**Seconded By** Councillor Janisse

Defer Zoning By-law Amendment Application ZBA-4-2022 (Bylaw 75-2022) to remove the Holding Symbol (h6) from the subject lands (indicated on the Key Plan, Appendix A) for two years or earlier to allow a drainage outlet to be created under the *Drainage Act* to accommodate the provisional consent as presented at the September 13, 2022 Council meeting.

**Carried Unanimously**

## 10. Delegations

### 3. Dedication of Parkland By-law Report

Daryl Abbs of Watson & Associates Economists Ltd. was present electronically and provided a PowerPoint presentation as overview of the matter.

Mayor Bain called a recess at 8:31 PM and reconvened the meeting at 8:49 PM.

#### **331-09-2022**

**Moved By** Deputy Mayor Bailey

**Seconded By** Councillor McKinlay

Defer the new draft Parkland Dedication By-law to the next term of Council and direct Administration to prepare the necessary by-laws to renew the current Parkland Dedication By-law for the next Council meeting.

In Favour (4): Deputy Mayor Bailey, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Opposed (4): Mayor Bain, Councillor Wilder, Councillor Janisse, and Councillor Santarossa

**Lost**

#### **332-09-2022**

**Moved By** Councillor Santarossa

**Seconded By** Councillor Kerr

Defer the draft Parkland Dedication By-law Report to the next meeting of Council with a recommendation for a phased in approach to achieve the payment in lieu options.

In Favour (5): Deputy Mayor Bailey, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Opposed (3): Mayor Bain, Councillor Wilder, and Councillor Janisse

**Carried**

## 11. Completion of Unfinished Business

### 2. Giorgi Subdivision (347 Renaud Line) Zoning By-law Amendment Application ZBA-28-2021 and Draft Plan of Subdivision Public Meeting – Revised Report

**333-09-2022**

**Moved By** Councillor Santarossa

**Seconded By** Deputy Mayor Bailey

Approve Zoning By-law Amendment Application ZBA-28-2021 (By-law 64-2022), to Lakeshore Zoning By-law 2-2012, as amended), to rezone 347 Renaud Line Road, legally described as Part of Lot 4, Concession East of Puce River, designated as Parts 2 and 3 on Plan 12R22568, Lakeshore, subject to a Right-of-Way over Part 3 on Plan 12R22568 as in R375899, being all of the Property Identifier Number 75005-1536(LT), indicated as the “Subject Lands” on the Key Map, Appendix 1 from “Residential – Low Density (R1)(h4) Zone” to “Residential – Medium Density (R2)(h4)” zone;

Direct Administration to notify the County of Essex that the Municipality of Lakeshore supports the draft plan approval for the Giorgi Subdivision Development as described in the report “Giorgi Subdivision (347 Renaud Line) Zoning By-law Amendment Application ZBA-28-2021 and Draft Plan of Subdivision Public Meeting – Revised Report” presented at the September 13, 2022 Council Meeting; and,

Direct Administration to forward any comments from the public meeting to the County of Essex.

In Favour (7): Mayor Bain, Deputy Mayor Bailey, Councillor Janisse, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Opposed (1): Councillor Wilder

**Carried**

**12. Consent Agenda****334-09-2022****Moved By** Councillor McKinlay**Seconded By** Councillor Santarossa

Support the resolution of the Town of Wasaga Beach opposing the *Strong Mayors, Building Homes Act*.

**Carried Unanimously****335-09-2022****Moved By** Councillor Santarossa**Seconded By** Councillor McKinlay

Approve minutes of the previous meetings and receive correspondence as listed on the Consent Agenda.

1. July 6, 2022 Special Council Meeting Minutes
2. August 9, 2022 Regular Council Meeting Minutes
3. Town of Wasaga Beach - Strong Mayors, Building Homes Act
4. Municipality of Shuniah - Keira's Law

**Carried Unanimously****13. Reports for Information****336-09-2022****Moved By** Councillor Santarossa**Seconded By** Councillor McKinlay

Receive the Reports for Information as listed on the agenda.

1. Drainage Board meeting June 29, 2022
2. Drainage Board minutes July 4, 2022
3. 2022 Quarter 2 (June 2022) Variance Report

In Favour (7): Mayor Bain, Deputy Mayor Bailey, Councillor Janisse, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Opposed (1): Councillor Wilder

**Carried**

#### 14. Reports for Direction

##### 1. Tender Award – Comber Library Renovations

**337-09-2022**

**Moved By** Councillor McKinlay

**Seconded By** Councillor Walstedt

Award the tender for the Comber Library Renovations to RC White Ltd in the amount of \$137,121.60 including applicable HST, as presented at the September 13, 2022 Council meeting.

In Favour (7): Mayor Bain, Deputy Mayor Bailey, Councillor Wilder, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Opposed (1): Councillor Janisse

**Carried**

#### 21. Consideration of By-laws

**338-09-2022**

**Moved By** Councillor Walstedt

**Seconded By** Councillor McKinlay

By-law 64-2022 be read and passed in open session on September 13, 2022.

In Favour (7): Mayor Bain, Deputy Mayor Bailey, Councillor Janisse, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Opposed (1): Councillor Wilder

**Carried**

**339-09-2022**

**Moved By** Councillor McKinlay

**Seconded By** Councillor Walstedt

By-law 79-2022 be read a first and second time and provisionally adopted; and

By-laws 76-2022, 77-2022, 82-2022 and 83-2022 be read and passed in open session on September 13, 2022.

**Carried Unanimously**

##### 1. By-law 64-2022, Being a By-law to amend By-law 2- 2012, Zoning By-law for the Municipality of Lakeshore (ZBA-28-2021)

2. **By-law 76-2022, Being a By-law to Confirm Proceedings of Council for July 6 and July 12, 2022**
3. **By-law 77-2022, Being a By-law to Adopt a Municipal Services Corporation Asset Transfer Policy**
4. **By-law 79-2022, Being a By-law for the Bridge over the Malden Road Drain in the Municipality of Lakeshore in the County of Essex**
5. **By-law 82-2022, Being a By-law to amend By-law 2-2012, Zoning By-law for the Municipality of Lakeshore (ZBA-11-2022)**
6. **By-law 83-2022, Being a By-law to Confirm the Proceedings of the August 9, 2022 Council Meeting**
7. **By-law 81-2022, Being a by-law to provide for the dedication of parkland or the payment in lieu thereof as a condition of development or redevelopment**

**340-09-2022**

**Moved By** Councillor Wilder

**Seconded By** Councillor Santarossa

Extend the meeting past the 9:30 PM deadline.

In Favour (5): Mayor Bain, Deputy Mayor Bailey, Councillor Wilder, Councillor Janisse, and Councillor Santarossa

Opposed (3): Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

**Carried**

#### 14. **Reports for Direction**

2. **Sanitary Treatment Capacity Update - Comber & Stoney Point Lagoon Systems**

**341-09-2022**

**Moved By** Deputy Mayor Bailey

**Seconded By** Councillor McKinlay

Receive this report for information; and

Direct Administration to work with the Ministry of the Environment, Conservation and Parks and the County of Essex to find a solution to address the lack of sewage capacity as described in the report presented at the September 13, 2022 Council meeting.

**Carried Unanimously**

- 15. **Announcements by Mayor**
- 16. **Reports from County Council Representatives**
- 17. **Report from Closed Session**
- 18. **Notices of Motion**

- 1. **Councillor Janisse - Bill 124**

**342-09-2022**

**Moved By** Councillor Janisse

**Seconded By** Councillor Santarossa

Whereas Ontario is experiencing a health human resources crisis with chronic shortages of nurses and health-care professionals in hospitals, clinical settings, long-term care, home care, and all health care environments; and

Whereas Ontario has the lowest RN-to-population of any province in Canada, and would need to hire 22,000 new nurses to reach the average RN staffing ratio in Canada; and

Whereas burnout and overwork are exacerbating the underlying health human resources crisis and driving nurses and other health-care professionals to leave the sector at an unprecedented rate; and

Whereas Bill 124 unfairly suppresses the wages of nurses and health-care professionals and limits their ability to negotiate freely, and further contributes to the culture of disrespect that is contributing to the staffing crisis. Further, as Bill 124 limits wage increases to a maximum of 1% per year despite growing inflation nurses have effectively seen their wages cut during the COVID-19 pandemic.

Now Therefore Be It Resolved that the Municipality of Lakeshore calls on the Ontario government to recognize the severity of the health human resources crisis in Ontario and take urgent action to recruit and retain skilled, experienced nurses and health-care professionals; and further

That the Municipality of Lakeshore calls on the Ontario government to repeal Bill 124, legislation that suppresses the wages of nurses and health-care professionals and prevents collective bargaining to keep up with inflation; and further

That a copy of this Resolution be sent to:

- The Premier of Ontario, the Ontario Minister of Health, and the Ontario Minister of Long-Term Care
- The Leader of the Official Opposition, the Opposition Critic for Health, and the Opposition Critic for Long-Term Care
- All Members of Provincial Parliament representing constituencies in Lakeshore
- The Association of Municipalities of Ontario (AMO) requesting they share with all their member municipalities.

**Carried Unanimously**

**2. Councillor Walstedt - Rat Abatement Service**

**343-09-2022**

**Moved By** Councillor Walstedt

**Seconded By** Councillor McKinlay

That Council direct Administration to develop a business case to assess the value of introducing a Rat Abatement Service, to include proposed levels of service, cost and resourcing required to support delivery.

In Favour (7): Mayor Bain, Deputy Mayor Bailey, Councillor Janisse, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Opposed (1): Councillor Wilder

**Carried**

**3. Councillor Santarossa - Bill 124**

Councillor Santarossa withdrew the notice of motion.

**19. Question Period**



**22. Adjournment**

**344-09-2022**

**Moved By** Councillor McKinlay

**Seconded By** Councillor Santarossa

Council adjourn its meeting at 10:00 PM.

**Carried Unanimously**

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Tom Bain  
Mayor

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Kristen Newman  
Clerk



September 13, 2022

Resolution No. 202/2022

**THE CORPORATION OF THE TOWNSHIP OF MCGARRY  
P.O. BOX 99  
VIRGINIATOWN, ON. P0K 1X0**

MOVED BY Bonita Culhane

SECONDED BY L. Caza

Whereas across municipal councils in Ontario there have been appalling instances of misogyny and hatred; and

Whereas the powers of the Office of the Integrity Commissioner do not include the ability to recommend expulsion of councillors;

Now Therefore Be It Resolved That the Council of Township of McGarry direct staff to send a letter to the Ministry of Municipal Affairs and Housing with copies being sent to the federal government, provincial government, Association of Municipalities, requesting the Ministry:

1. Study the merits of allowing the recall of municipal councillors under carefully prescribed circumstances, including displays of hatred, misogyny and all forms of discrimination; and
2. Facilitate strengthened and ongoing orientation and training sessions for Councils, local boards, and committees"

Defeated \_\_\_\_\_  
Mayor

/ Carried Matt Reimer  
Mayor

Recorded Vote

Requested by \_\_\_\_\_

YES

NO

Mayor Matt Reimer  
 Councillor Wendy K. Weller  
 Councillor Louanne Caza  
 Councillor Bonita Culhane  
 Councillor Annie Toupin-Keft

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August 25, 2022

Honourable Michael Kerzner  
Solicitor General  
George Drew Building 18<sup>th</sup> Floor, 25 Grosvenor St.  
Toronto ON M7A 1Y6

***Via Email***

Dear Solicitor General:

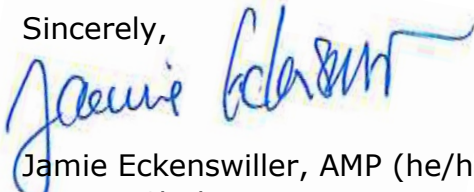
**Re: Changes to the Amber Alert System**

City Council, at its meeting held on July 25, 2022, considered the above-noted matter and passed Resolution No. R-220725-010 as follows:

**"THAT in consideration of correspondence listed as Items 5.a and 5.b on the July 25, 2022 Information Package respecting the Draven Alert, City Council directs staff to send a letter to the Ministry of the Solicitor General, Commissioner of the Ontario Provincial Police, Premier of Ontario, all Ontario municipalities, and the Association of Municipalities of Ontario (AMO) requesting that changes be made to the Amber Alert system to alert the public of missing vulnerable children who have not been abducted, but are at high risk of danger, injury, or death."**

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



Jamie Eckenswiller, AMP (he/him)  
Deputy Clerk  
City of Owen Sound

cc. Thomas Carrique, Ontario Provincial Police Commissioner  
Hon. Doug Ford, Premier of Ontario  
Association of Municipalities of Ontario  
All Ontario Municipalities

# Municipality of Lakeshore – Report to Council

## Growth & Sustainability

### Community Planning



**To:** Mayor & Members of Council  
**From:** Aaron Hair, MCIP, RPP, Division Leader – Community Planning  
**Date:** August 29, 2022  
**Subject:** River Ridge - Request for Draft Plan of Subdivision Extension, 37-T-97010

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### Recommendation

Direct Administration to advise the County of Essex that Lakeshore supports extending draft plan approval for the River Ridge Subdivision (File No. 37-T-97010) for a three-year period (from October 20, 2022 to October 20, 2025); with the condition that the plan of subdivision shall not permit direct access onto Oakwood Avenue, all as presented at the September 27, 2022 Regular Council Meeting.

### Background

1156756 Ontario Ltd. filed an application for approval of a Plan of Subdivision in February 1998 to the Ministry of Municipal Affairs and Housing. As directed by the Ministry, the municipality held its regulatory public meeting to receive public input and forwarded the information to the Ministry to assist in its decision-making process regarding the subdivision application.

On August 20, 1999 the River Ridge Subdivision received draft plan approval by the Ministry of Municipal Affairs Housing for a three year period in order to facilitate the development of the lands located north of the Canadian Pacific Railway tracks, south of Chelsea Park, between East Puce River Road (County Road # 25) and Renaud Line Road (Attachment 1 – Key Map).

The draft plan included 1154 single detached dwellings, 176 semi-detached dwellings, a medium density block, blocks for parkland, stormwater management, commercial uses, institutional uses and future right-of-ways. Various draft amendments dated October 20, 2004, October 11, 2005, April 4, 2006 and September 24, 2010 have made changes to either the draft plan and / or draft conditions of approval.

Council subsequently gave approval for registration of Phase 1 in the River Ridge Subdivision in 2000, and since this time 7 phases have been approved. Phase 7B is in the process of being completed, which brings the developed lots to 701, to date.

The remainder of the subdivision retains the draft approval status. Draft approval lapses on October 20, 2022. The County of Essex as the approval authority has requested Council endorsement of the extension of draft approval.

## **Comments**

This residential development will ultimately be serviced by the Denis St. Pierre Water Pollution Control Plant located on Rourke Line, and the Oakwood Sanitary Agreement allocates treatment capacity at the Plant until March 2023.

As a result of the need to expand the Denis St. Pierre Water Pollution Control Plant, and the overall size and scope of the subdivision, the developer has requested an extension to the Draft Plan Approval for the remainder of the subdivision (Attachment 2).

It is recommended that the County extend the draft approval status. Administration has reviewed the existing conditions of draft approval and have requested that a condition be added that there be no direct frontage on to Oakwood Avenue.

After draft approval has been extended, it is recommended that the County, Lakeshore and the developer review the other conditions dealing with servicing. The County may, if warranted, amend other conditions at any time prior to final approval.

To provide further details, these other servicing matters include (Attachment 3):

- 1) Sanitary allocation in the Oakwood trunk based on the Sanitary Sewer Trunk Agreement;
- 2) Increase in traffic that may have a negative impact on the neighbourhood as well as the residents. Moreover, the traffic report from 2008 did not consider the full build out east of Renaud Line and requires updating; and
- 3) Residential lots fronting Oakwood Avenue, including direct driveway access impacting safety (direct driveway access on a Collector Road), sanitary servicing (a secondary sanitary sewer would have to be constructed to connect the homes to the existing service on Oakwood) and storm servicing (storm sewer does not extend far enough to service lots).

Comments 1 and 2 should be addressed after draft approval has been extended. Administration will advise the County to review the conditions in cooperation with Lakeshore and the Developer. Comment 3 is to be addressed immediately, as per the Recommendation section of this report, by requesting the County to insert a condition of draft approval that there be no direct frontage on to Oakwood Avenue.

## **Others Consulted**

The County of Essex  
Dillon Consulting (on behalf of the owner, Coco Group)

## Conclusion

Based on the foregoing, Administration supports the recommendation in this report, which supports the extension of draft approval, and to include a condition that there be no direct frontage on to Oakwood Avenue. Further, that Council direct Administration to forward the resolution of support to the County of Essex.

## Financial Impacts

None.

## Attachments:

Appendix 1: Key Map  
Appendix 2: Developer Request  
Appendix 3: Engineering Comments

## Report Approval Details

Document Title:	River Ridge Request to Extend Draft Approval.docx
Attachments:	- Attachment 1 - Key Map.pdf - Attachment 2 - Developer Request.pdf - Attachment 3 - Engineering Comments.pdf
Final Approval Date:	Sep 22, 2022

This report and all of its attachments were approved and signed as outlined below:

Prepared by Aaron Hair

Submitted by Tammie Ryall

Approved by Krystal Kalbol, Justin Rousseau and Truper McBride

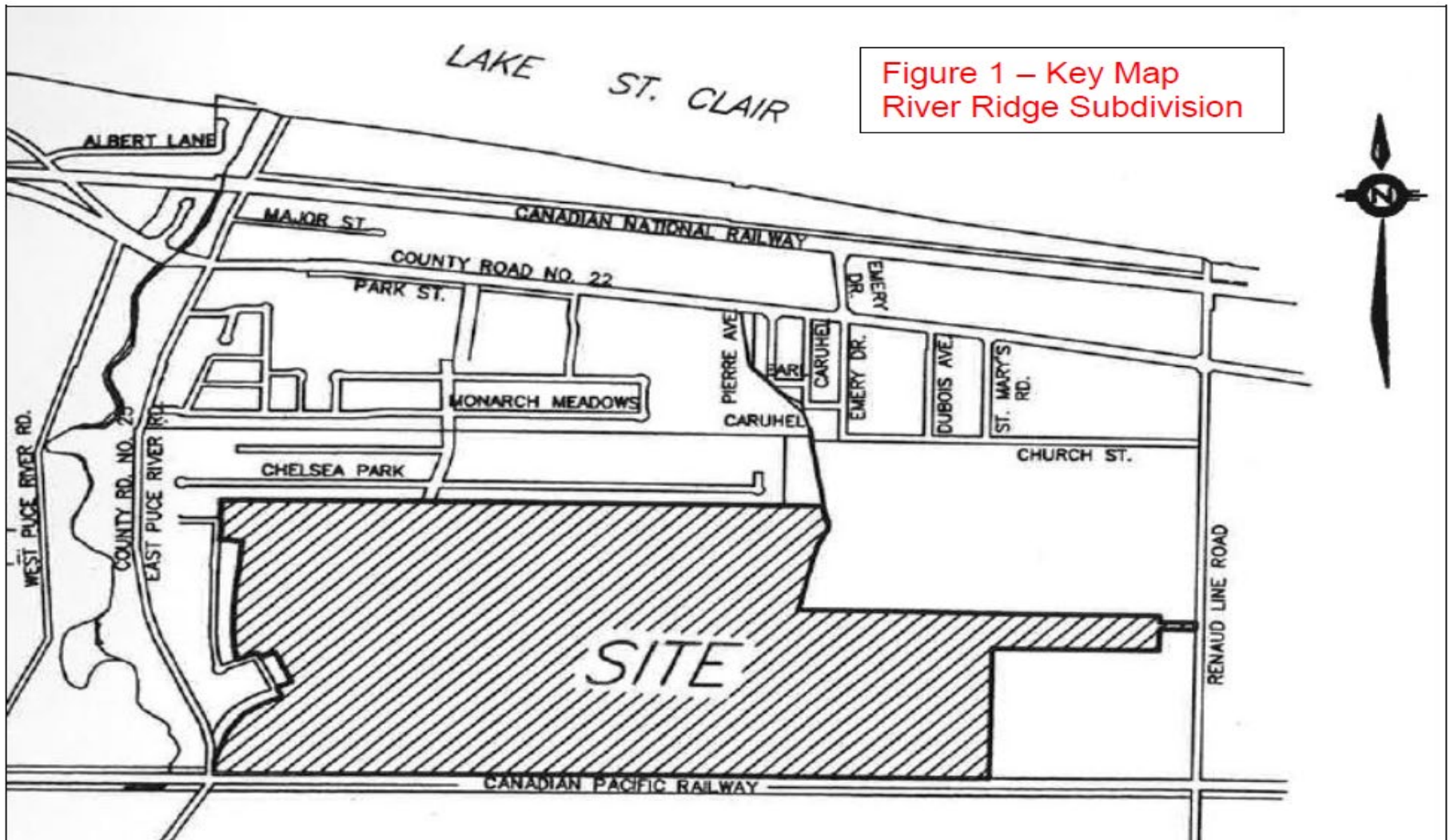


Figure 1 – Key Map  
River Ridge Subdivision



June 2, 2022

**VIA EMAIL ONLY**

Municipality of Lakeshore  
419 Notre Dame Street  
Belle River, ON  
NOR 1A0

Attention: Aaron Hair, RPP, MCIP, Planner II  
Division Leader of Community Planning

**Draft Plan of Subdivision Extension  
River Ridge Development  
37-T-97010  
Municipality of Lakeshore**

On behalf of our client, Coco Group, we are requesting the extension of the existing Draft Plan of Subdivision for an additional three (3) years.

As discussed, it is our opinion that the extension is required and warranted due to the following:

- Given the overall size and scope of the subdivision, it could not be built out in the 3 year planned timeline; and
- New development plans to service future phases have been delayed awaiting the availability of sanitary sewer capacity (anticipated July 2023).

We note that the Draft Plan of Subdivision approval will lapse on October 20, 2022 and request that the item appear before Council for a Council Resolution in favour of extension and County approval prior to the aforementioned date.

Should you have any questions, feel free to contact the undersigned at your convenience.

Yours sincerely,

**DILLON CONSULTING LIMITED**

A handwritten signature in blue ink, appearing to read "Karl Tanner".

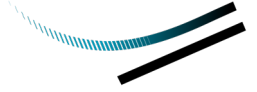
Karl Tanner, MCIP, RPP  
Partner  
KDT:jrb

**Our File:** 21-1668

3200 Deziel Drive  
Suite 608  
Windsor, Ontario  
Canada  
N8W 5K8  
Telephone  
519.948.5000  
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519.948.5054



*Municipality of Lakeshore*  
*Page 2*  
*June 2, 2022*



Encl.

cc: Jenny Coco, MBA – Coco Group  
Rebecca Belanger – County of Essex

**Date:** September 19, 2022  
**From:** Sydnee Rivest, CET, Engineering Technologist - Development  
**To:** Aaron Hair, RPP, Division Leader - Community Planning  
**Re:** 37-T-97010 – Request for Draft Plan of Subdivision Extension, Municipality of Lakeshore

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1156756 Ontario Limited has requested an extension of the draft plan approval for River Ridge Subdivision until September 2025 (3-year extension). Engineering & Infrastructure Division is in support of the extension with an understanding that the conditions of the draft plan approval be reviewed and modified as required. Based on a review of the existing conditions of the draft plan approval, Engineering & Infrastructure Division offers the following:

### **Sanitary Allocation**

Based on the request for the extension of the draft plan approval, the Sanitary Sewer Trunk Agreement was reviewed to confirm sanitary capacity reservation for these lands. The agreement confirms that the Oakwood Trunk Sanitary Sewer was designed to include the reservation of sanitary treatment/conveyance capacity for the River Ridge lands for 1157 units. Currently, there are 667 units serviced and constructed.

The existing draft plan approval currently conflicts with this agreement as it includes: 1154 single detached dwellings, 176 semi-detached dwellings; a medium density block, blocks for parkland, stormwater management, commercial uses, institutional uses, and future rights-of-ways.

Although there is capacity currently within the Oakwood trunk sewer to continue to accommodate the 1157 units. The extension of the River Ridge draft plan approval raises a significant capacity concern in that the request for the additional development outlined in the draft plan approval exceeds the allocation reflected in the Agreement.

The effect of the River Ridge Subdivision continuing to develop at a higher density than was planned for when the Oakwood trunk sewer was designed and the agreement was entered into (2003) is that we can anticipate an eventual lack of sanitary capacity within this area, such that at some time (before all lands are fully developed), further development may have to await the installation of additional sanitary capacity through

either upgrades to the Oakwood trunk sewer and/or the installation of a further sanitary line.

For this reason, the Developer may consider modification of the draft plan approval to align with the allocated sanitary capacity as identified in the Sanitary Sewer Trunk Agreement.

### **Stormwater**

The Stormwater Management Report for the River Ridge Subdivision was completed and approved in 2005. Engineering & Infrastructure Division is aligned with the County of Essex's recommendation that if 1156756 Ontario Limited comes forward with any density modifications to the River Ridge Subdivision, the Stormwater Management Report will need to be updated.

### **Frontage on Oakwood Avenue**

We have reviewed the Puce Secondary Plan Transportation Study (completed January 2006) and have outlined our comments related to allowing direct driveway access onto Oakwood Avenue from Renaud Line to St. Anne's Drive.

The intent of the Puce Secondary Transportation Study was to assist in providing guidance for development of the Emeryville Secondary Plan from a transportation perspective. It is understood that the Secondary Plan was never adopted, however the findings of the transportation study were reviewed and approved by Engineering & Infrastructure at the time and are used as a tool for development of these lands.

Section 7 on page 8 & 9 in the above-noted study states:

*"It should be noted that lots fronting on Oakwood Avenue are not being proposed. Currently, a parcel of undeveloped land directly north of Oakwood Avenue is shown on the proposed plan east of the Fourth Concession Drain. It is our understanding that this parcel of land will be developed with frontage on the local road network to the north. We support this planning concept as it is anticipated that the traffic volumes on Oakwood Drive may result in private driveway access issues and ongoing resident complaints for the Town"*

Engineering & Infrastructure Division's stance on direct driveway access remains consistent with the Puce Secondary Plan Transportation Study.

### **Transportation Study & Traffic Counts**

Outstanding items in the Puce Secondary Plan Transportation Study exist that have not been addressed to date through development of the lands are further noted below for future phases:

Relative traffic counts in the IBI report (from 2006) did not consider full build out east of Renaud Line and its impact on AADT east-west on Oakwood, therefore, potentially understating the volumes of traffic along this portion of Oakwood Avenue. This needs to be updated to reflect current traffic volumes and it is recommended that the study be updated. It is not anticipated that based on updated traffic volumes related to this area the comments related to access on Oakwood Avenue will change

The report identifies the need for pedestrian crossings on Oakwood Avenue to facilitate active transportation to and from the existing schools. Permanent pedestrian crossing locations have not been formalized and implemented.

### **Conditions**

If the Developer does not choose to modify the draft plan approval indicated in the “Sanitary Allocation” section of the memo, the following conditions need to be applied:

1. Any requests for additional units beyond 1157 does not have capacity in the existing Oakwood Trunk system. Further development will require additional servicing and/or upgrading of the existing sanitary system.
2. That prior to final approval of each subsequent phase, the Municipality shall confirm that sewage treatment & conveyance capacity and water supply capacity is available for all lots in the proposed development.
3. Reassess the stormwater management report to address the changes in density that have been or will be made throughout the River Ridge development to comply with 2018 Windsor-Essex Region Stormwater Management Standards Manual.
4. There shall be no direct driveway access onto Oakwood Avenue.
5. An updated traffic report is required to be completed that incorporates the outstanding conditions of the existing traffic report that have not been implemented to date.

If you have any questions or require additional information, please contact the undersigned.



Operations Department

*Sydnee Rivest*

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Sydnee Rivest, CET  
Engineering Technologist - Development

# Municipality of Lakeshore – Report to Council

## Strategic & Legal Affairs

### Civic Affairs



**To:** Mayor & Members of Council  
**From:** Brianna Coughlin, Division Leader – Civic Affairs  
**Date:** September 6, 2022  
**Subject:** 2023 Council Meeting Schedule

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### Recommendation

Approve the 2023 schedule of Regular Council Meetings, as described in the report presented at the September 27, 2022 Council meeting.

### Background

Section 3.2(b) of the Procedural By-law requires the Clerk to present a list of dates for all Regular Council Meetings in the subsequent year for Council's approval. This section also states that meetings shall be held the second and fourth Tuesday of every month throughout the year, with the exception of July and August.

Section 3.2(c) states that in the event that the day designated for holding a Regular Council meeting falls on a public or civic holiday, or on a day when the Town Hall is closed for business, Council shall meet at the designated hour on the first day following which is not a public or civic holiday or another Council meeting is scheduled.

In 2020, Council approved the recommendation by Administration that should a meeting fall on or directly following a holiday, it be moved to an alternate week. This allows sufficient time for delegates to register as per Section 7.11(a) of the Procedural By-law, as well as allowing greater efficiency in meeting preparations. Where possible, Administration has pursued the same for the 2023 schedule.

### Comments

A proposed schedule of meetings for 2023 is attached as Appendix A.

One meeting has been scheduled for the summer months of July and August as permitted by the Procedural By-law. One meeting has also been scheduled for the month of December in accordance with past practice.

The 2023 Budget deliberations have been scheduled for two days in January 2023 and these meetings have been included on the calendar. The 2024 Budget deliberations have been scheduled for November 27-29, 2023.

Administration has included five conferences on the calendar as per past practice and scheduled around those conferences accordingly. However, it should be noted that the location or dates of these conferences are subject to change due to the COVID-19 pandemic.

March Break for local schools has been added to the calendar, as Council members or Administration may be away or have additional child care needs during that time.

Due to holidays or the above-noted restrictions, the months of January, March, April, May and November contain meetings that are not on the second and fourth Tuesdays of the month. The meetings have been spaced to ensure there are not consecutive weekly meetings, with the exception of a regular Council meeting and the 2024 Budget deliberations at the end of November.

It is noted that the County of Essex meetings dates have not been included, as these dates have not been finalized. However, these meetings are typically scheduled for Wednesday evenings and do not interfere with any dates identified on the proposed scheduled for Lakeshore meetings.

### **Financial Impacts**

Estimated expenses for the proposed Council meetings have been included in the 2023 Budget.

### **Attachments**

Appendix A – 2023 Council Meeting calendar

### Report Approval Details

Document Title:	2023 Council Meeting Schedule.docx
Attachments:	- 2023 Council Meeting calendar.pdf
Final Approval Date:	Sep 20, 2022

This report and all of its attachments were approved and signed as outlined below:

Prepared by Brianna Coughlin

Submitted by Kristen Newman

Approved by Justin Rousseau and Truper McBride



# 2023 Council Meeting Schedule

January						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				
May						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			
September						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

February						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				
June						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	
October						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

March						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	
July						
Su	M	Tu	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					
November						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

April						
Su	M	Tu	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						
August						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		
December						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

**Regular Meeting Dates**  
Council Meetings

**Special Dates**  
Office Closed  
2023 Budget Meetings  
2024 Budget Meetings  
March Break for schools

**Conferences**  
ROMA – January 22 – 24  
OGRA – April 16 – 19  
OSUM – May 3 – 5  
FCM – May 25 – 28  
AMO – August 20 – 23

## **Notice of Motion submitted by Councillor McKinlay regarding Greenhouses**

Whereas the Municipality of Lakeshore has received a study related to Greenhouses prepared by Storey Samways Planning Ltd. (SSPL);

and Whereas the Municipality of Lakeshore has consulted with the residents of Lakeshore;

and Whereas residents by large majority have expressed opposition to Greenhouses in Lakeshore;

and Whereas the Municipality of Lakeshore has inadequate infrastructure, related to traffic and water, to accommodate the Greenhouse Industry.

and Whereas the Municipality of Lakeshore has insufficient resources to accommodate and enforce regulatory compliance required;

and Whereas the Municipality of Lakeshore lacks the frontline expertise to assess the potential impacts of Greenhouses on the environment

and Whereas the Greenhouse Industry contributes to light and air pollution seriously impacting our environmental footprint

and Whereas the Municipality of Lakeshore has no mechanism to change the Provincial legislation and reclassify Commercial green housing to industrial use;

Therefore, be it resolved that the Municipality of Lakeshore opposes large commercial Greenhouses in rural areas;

And be it further resolved that the Municipality requests that large commercial greenhouses are reclassified as industrial use.

# Municipality of Lakeshore

## By-law 88-2022

### Being a By-law to Confirm the Proceedings of the Council of the Municipality of Lakeshore

**Whereas** in accordance with the *Municipal Act 2001*, S.O. 2001, c. 25, municipalities are given powers and duties in accordance with this Act and many other Acts for purposes which include providing the services and other things that a municipality considers are necessary or desirable for the municipality;

**And whereas** in accordance with said Act, the powers of a municipality shall be exercised by its Council;

**And whereas** municipal powers, including a municipality's capacity, rights, powers and privileges shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

**And whereas** it is deemed expedient that the proceedings of the Council of the Municipality of Lakeshore at these sessions be confirmed and adopted by By-law.

#### **Now therefore the Council of the Municipality of Lakeshore enacts as follows:**

1. The actions of the Council of the Municipality of Lakeshore in respect of all recommendations in reports of Committees, all motions and resolutions and all other actions passed and taken by the Council of the Municipality of Lakeshore, documents and transactions entered into during the September 13, 2022 session of Council be adopted and confirmed as if the same were expressly embodied in this By-law.
2. The Mayor or the Deputy Mayor together with the Clerk are authorized and directed to execute all documents necessary to the action taken by this Council as described in paragraph 1 of this By-law and to affix the Seal of the Municipality of Lakeshore to all documents referred to in said paragraph 1 above.

Read and passed in an open session on October 11, 2022.

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**Mayor  
Tom Bain**

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**Kristen Newman  
Clerk**

# Municipality of Lakeshore

## Minutes of the Regular Council Meeting

Tuesday, September 27, 2022, 6:00 PM

Electronically hosted from Town Hall, 419 Notre Dame Street, Belle River



Members Present: Mayor Tom Bain, Deputy Mayor Tracey Bailey, Councillor Steven Wilder, Councillor Len Janisse, Councillor Kelsey Santarossa, Councillor John Kerr, Councillor Kirk Walstedt, Councillor Linda McKinlay

Staff Present: Chief Administrative Officer Truper McBride, Corporate Leader - Chief Financial Officer Justin Rousseau, Corporate Leader - Growth & Sustainability Tammie Ryall, Corporate Leader - Operations Krystal Kalbol, Corporate Leader - Strategic & Legal Affairs Kristen Newman, Division Leader - Civic Affairs Brianna Coughlin, Division Leader - Community Planning Aaron Hair, Team Leader - Civic Engagement Alex Denonville, IT Technologist Mark Donlon

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### 1. Call to Order

Mayor Bain called the meeting to order at 6:05 PM in Council Chambers. All other members of Council participated in the meeting through video conferencing technology from remote locations.

### 2. Land Acknowledgement

### 3. Moment of Reflection

### 4. Disclosures of Pecuniary Interest

### 5. Recognitions

### 6. Public Meetings under the *Municipal Act, 2001*

#### 1. Section 357 Tax Adjustments

Mayor Bain opened the public meeting at 6:07 PM.

The Corporate Leader - Chief Financial Officer provided an overview of the report and recommendation of Administration.

There were no delegations registered to speak at the public meeting.

The public meeting concluded at 6:09 PM.

**345-09-2022**

**Moved By** Councillor Walstedt

**Seconded By** Councillor McKinlay

Authorize the reduction of taxes under section 357 of the *Municipal Act, 2001* totaling \$5,828.24 for adjustments affecting the 2021 and 2022 taxation years, as presented at the September 27, 2022 Council meeting.

**Carried Unanimously**

**7. Public Meetings under the *Planning Act***

**8. Public Presentations**

**9. Delegations**

**1. Results of Public Engagement – Location of a cGaming Centre**

Tony Rosa, representing the applicant Community Gaming and Entertainment Group, was present electronically to answer questions relating to the proposal.

**346-09-2022**

**Moved By** Councillor Wilder

**Seconded By** Councillor Janisse

Defer consideration of the application to the new term of Council.

In Favour (2): Councillor Wilder, and Councillor Janisse

Opposed (6): Mayor Bain, Deputy Mayor Bailey, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

**Lost**

**347-09-2022**

**Moved By** Deputy Mayor Bailey

**Seconded By** Councillor Santarossa

Direct Administration to advise the applicant (Community Gaming and Entertainment Group), the Alcohol and Gaming Commission of Ontario (AGCO) and the Ontario Lottery and Gaming Corporation (OLG) that the Municipality of Lakeshore supports the location of a gaming site at 446 Advance Boulevard; and further that, subject to the Provincial approval of the OLG business case for the gaming site and the AGCO approval of the relocation of the PowerPlay Gaming Centre, funding for the staff

resources required to implement the gaming permitting program be funded from OLG revenue and overall wage surplus for the remainder of 2022 and be included in the 2023 base budget, all as further described in the report of the Division Leader – Civic Affairs presented at the September 27, 2022 Council meeting.

In Favour (6): Mayor Bain, Deputy Mayor Bailey, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Opposed (2): Councillor Wilder, and Councillor Janisse

**Carried**

## **2. Dedication of Parkland By-law Update**

Daryl Abbs and Gary Scandlan of Watson & Associates Economists Ltd. were present electronically to answer questions relating to the study.

Cindy Prince was present electronically and spoke in opposition to the proposed increase of parkland dedications fee.

### **348-09-2022**

**Moved By** Councillor Santarossa

**Seconded By** Councillor Walstedt

Approve the delegation request by Paul Mullins regarding item 9.2.

**Carried Unanimously**

Paul Mullins was present electronically and spoke in opposition to the proposed increase of parkland dedications fee.

### **349-09-2022**

**Moved By** Councillor Wilder

**Seconded By** Deputy Mayor Bailey

Direct the Clerk to read By-law 89-2022, adopting the parkland dedication rates that were in force prior to September 18, 2022.

In Favour (7): Mayor Bain, Deputy Mayor Bailey, Councillor Wilder, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Opposed (1): Councillor Janisse

**Carried**

**350-09-2022****Moved By** Councillor Wilder**Seconded By** Deputy Mayor Bailey

Direct Administration to prepare a draft Parkland Dedication By-law to include a \$2,000 fee per lot for both rural and urban lots for adoption at the October 11, 2022 Council meeting.

In Favour (6): Mayor Bain, Deputy Mayor Bailey, Councillor Wilder, Councillor Janisse, Councillor Kerr, and Councillor Walstedt

Opposed (2): Councillor Santarossa, and Councillor McKinlay

**Carried****351-09-2022****Moved By** Councillor Janisse**Seconded By** Councillor Walstedt

Direct Administration to consult with the development community and bring further reports to Council as necessary regarding phasing in the parkland dedication fee.

**Carried Unanimously**

Mayor Bain called a recess at 8:10 PM and reconvened the meeting at 8:25 PM.

**3. Municipality of Lakeshore Asset Management Plan 2022**

Israr Admad of PSD Citywide Inc. was present electronically and provided a PowerPoint presentation as overview of the report.

**352-09-2022****Moved By** Councillor Wilder**Seconded By** Councillor Janisse

Defer consideration of the Asset Management Report to the next term of Council.

In Favour (3): Mayor Bain, Councillor Wilder, and Councillor Janisse

Opposed (5): Deputy Mayor Bailey, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

**Lost**

**353-09-2022****Moved By** Councillor Walstedt**Seconded By** Councillor Santarossa

Approve the Municipality of Lakeshore Asset Management Plan 2022;

Direct the Corporate Leader - Chief Financial Officer to submit the Municipality of Lakeshore Asset Management Plan 2022 to the Ontario Ministry of Infrastructure;

Direct that the Municipality of Lakeshore Asset Management Plan 2022 be made available on the Municipal website;

Direct that the financial strategies outlined in Municipality of Lakeshore Asset Management Plan 2022 Report presented at the September 27, 2022 Council meeting be adopted and considered in future budgets and fiscal planning and policy documents.

In Favour (7): Mayor Bain, Deputy Mayor Bailey, Councillor Janisse, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Opposed (1): Councillor Wilder

**Carried****20. Consideration of By-laws****354-09-2022****Moved By** Councillor Santarossa**Seconded By** Councillor Wilder

By-law 89-2022 be read and passed in open session on September 27, 2022.

In Favour (7): Mayor Bain, Deputy Mayor Bailey, Councillor Wilder, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Opposed (1): Councillor Janisse

**Carried****1. By-law 88-2022, Being a By-law to Confirm Proceedings of Council for September 13, 2022**



**2. By-law 89-2022, Being a By-law to Provide for the Dedication of Parkland or the Payment of Cash in Lieu Thereof as a Condition of Development or Redevelopment**

**Moved By** Councillor Wilder

**Seconded By** Councillor McKinlay

Extend the meeting past the 9:30 PM deadline.

In Favour (4): Deputy Mayor Bailey, Councillor Wilder, Councillor Santarossa, and Councillor McKinlay

Opposed (4): Mayor Bain, Councillor Janisse, Councillor Kerr, and Councillor Walstedt

**Lost**

**23. Adjournment**

The meeting was adjourned at 9:30 PM.

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Tom Bain  
Mayor

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Kristen Newman  
Clerk

**COUNCIL REQUESTED REPORT TRACKING**

**SEPTEMBER 27, 2022**

ISSUE #	ASSIGNEE	DATE	COUNCIL ASSIGNOR	DESCRIPTION	COMMENTS	Public Consultation / Open House
49-2019	GS	08-10-19	M-Councillor Santarossa S-Councillor Kerr	Prepare a report regarding a MAT tax for fixed room short-term accomodation.	<b>11/07/19</b> Report to Council anticipated in Q1, 2021. <b>03/15/21</b> Consultation to be held late April/early May, 2021. Report to Council on the MAT tax was presented March 23, 2021. An online public engagement survey has been setup on Placespeak and will be open until April 30, 2021. <b>05/10/22</b> Report on MAT will be prepared in conjunction with the zoning by-law review in Q1, 2023.	Placespeak survey until April 30th Stakeholder meeting held April 14th. Online open house April 28th.
21-2020	GS	12-08-20	M-Councillor Wilder S-Councillor Janisse	<b>04/20/21</b> Prepare a report outlining boat, trailer and any motorized vehicle parking in a driveway or residential area.	<b>04/14/21</b> The review will include all recreational vehicles parked in residential areas. <b>10/03/22</b> Report to Council Q1, 2023.	
3-2021	O	01-19-21	M-Councillor Walstedt S-Councillor Kerr  M-Councillor Wilder S-Councillor McKinlay	<b>01/19/21</b> Prepare a survey for users of the Bulk water station re: the proposed move of the bulk water station.  <b>03/29/22</b> Defer the Bulk Water Station report until Administration is able to investigate potential opportunities with the Comber Fairground or other external properties within the Comber area.	<b>02/12/21</b> Report presented to Council on the results March 29, 2022. <b>04/08/22</b> Report to Council Q4, 2022 with alternative location in the 2023 Budget.	
4-2021	O	02-16-21	M-Councillor Kerr S-Councillor Janisse	<b>02/16/21</b> Administration draft a street cleaning and repair by-law.	<b>03/18/21</b> Report to Council anticipated in 2023.	
5-2021	O	02-16-21	M-Councillor Kerr S-Councillor Wilder	<b>02/16/21</b> Prepare a report regarding light recreation use of property around stormwater management ponds and beautification.	<b>08/12/22</b> Report to Council anticipated Q4, 2022.	

**COUNCIL REQUESTED REPORT TRACKING**

**SEPTEMBER 27, 2022**

ISSUE #	ASSIGNEE	DATE	COUNCIL ASSIGNOR	DESCRIPTION	COMMENTS	Public Consultation / Open House
8-2021	O	04-06-21	M-Councillor Kerr S-Councillor McKinlay	<b>04/06/21</b> Prepare a report regarding imposing a 40 km/hr speed limit in all residential areas of the Municipality of Lakeshore and develop a policy to implement 40 km/hr speed limits in all new residential areas in Lakeshore.	<b>04/12/21</b> Report to Council Q4, 2022.	
13-2021	SLA	06-08-21 07-06-22	M-Councillor McKinlay S-Councillor Walstedt  M-Councillor McKinlay S-Councillor Walstedt	<b>06/08/21</b> Develop a Campground Licensing By-law based on best practices in Ontario.  <b>07/06/22</b> Administration undertake a public consultation process with residents and local stakeholders in 2023 Re: the use and regulation of campgrounds, including draft By-law provisions for comment relating to an annual license structure and restricted period of operation of the campground (Option 1A).	<b>05/11/22</b> Report to Council Q3, 2022.  <b>07/18/22</b> By-law to be brought back to Council in 2023.	
19-2021	CAO	11-09-21	M-Deputy Mayor Bailey S-Councillor Wilder	<b>11/09/21</b> Prepare a report regarding when and how the Municipality could participate in a regional food, organic and biosolid waste process.	<b>02/11/22</b> Report on hold pending CAO direction. <b>04/08/22</b> The County will be taking further steps to establish a work plan. A report to Council is anticipated early 2023. <b>06/14/22</b> Investigating an extended program.	
20-2021	O	11-09-21 11-01-22	M-Councillor McKinlay S-Councillor Kerr  M-Councillor McKinlay S-Councillor Santarrosa	<b>11/09/21</b> Look through the Stoney Point Park Planning Process at a centre through which various community services, including library services could be offered.  <b>01/11/22</b> Begin the Stoney Point Park visioning exercise on or before April 1, 2022.	<b>11/10/21</b> Timing and public consultation date to be determined Q1, 2022. <b>03/23/22</b> Phase 1 of the public consultation will begin April 1st. The in-person visioning session was held June 9, 2022 at the Stoney Point Community Park Pavillion.	Online public consultation April 1.  In-person session held June 9th.

**COUNCIL REQUESTED REPORT TRACKING**

**SEPTEMBER 27, 2022**

ISSUE #	ASSIGNEE	DATE	COUNCIL ASSIGNOR	DESCRIPTION	COMMENTS	Public Consultation / Open House
21-2021	SLA	11-09-21	M-Councillor McKinlay S-Councillor Wilder	<b>11/09/21</b> Prepare a report regarding the possibility of regulating the use of golf carts in Lighthouse Cove.	<b>02/01/22</b> Report to Council Q2, 2022. <b>04/12/22</b> Administration to bring back the report from the Ministry of Transportation relating to the golf cart pilot project when it becomes available. <b>04/19/22</b> Deferred to 2023 pending further information from the MTO.	
3-2022	O	01-11-22	M-Councillor Wilder S-Councillor Santarossa	<b>01/11/22</b> Prepare a report regarding what needs to be done to bring speed reductions in the approach to the 401 and over the 401 into compliance while also complying with the speed study.	<b>01/19/22</b> Report to Council regarding enhancements needed for traffic on these roads outside of the overpasses. <b>02/11/22</b> Retaining a consultant. <b>04/08/22</b> Report to Council Q4, 2022.	
4-2022	O	01-18-22	M-Councillor Kerr S-Councillor Santarossa	<b>01/18/22</b> Reduce the speed limit on Notre Dame St. to 40 km/h, as requested by the correspondence submitted by the BIA; and include Notre Dame St. in the speed trailer program.	<b>03/11/22</b> To be addressed in tandem with Tracking #8-2021 and #3-2022. <b>04/08/22</b> Report to Council Q4, 2022.	
5-2022	SLA	02-15-22	M-Councillor McKinlay S-Councillor Walstedt	<b>02/15/22</b> Prepare a report regarding membership in the Multi-Municipal Wind Turbine Work Group.	<b>05/11/22</b> Report to Council in 2023.	
10-2022	Finance	05-31-22	M-Councillor Walstedt S-Deputy Mayor Bailey	<b>05/31/22</b> Prepare a report setting out the steps required to remove the sanitary sewer portion of the Development Charges for Belle River Rd. and West Belle River Rd. south of County Rd. 42.	<b>06/03/22</b> Following up with Watson & Associates. <b>08/16/22</b> Discussions are on-going.	

**COUNCIL REQUESTED REPORT TRACKING**

**SEPTEMBER 27, 2022**

ISSUE #	ASSIGNEE	DATE	COUNCIL ASSIGNOR	DESCRIPTION	COMMENTS	Public Consultation / Open House
11-2022	<b>GS</b>	07-12-22	M-Councillor Santarossa S-Deputy Mayor Bailey	<b>07/12/22</b> Administration to include a review of second driveways on corner lots in the upcoming zoning by-law review and direct Administration not to enforce the second driveway provision of the zoning by-law.	<b>10/03/22</b> Zoning by-law review report to Council Q1, 2023.	
12-2022	<b>SLA</b>	07-06-22 08-09-22	M-Councillor McKinlay S-Deputy Mayor Bailey  M-Councillor Walstedt S-Deputy Mayor Bailey	<b>07/06/22</b> Administration to prepare a report on noise management including the prioritization of an update to the Noise By-law for Council's consideration.  <b>08/09/22</b> Administration to prioritize an update to the Noise By-law that includes consultation in the near future and consultation in 2023.	<b>07/18/22</b> Report to Council August 9, 2023.  <b>08/10/22</b> Report to Council in Q2, 2023.	
13-2022	<b>SLA</b>	08-09-22	M-Councillor Wilder S-Councillor Kerr	<b>08/09/22</b> Administration to prepare a report regarding allowing food trucks to operate in the Municipality of Lakeshore.	<b>09/14/22</b> Report to Council in 2023.	
14-2022	<b>O</b>	09-13-22	M-Deputy Mayor Bailey S-Councillor McKinlay	<b>09/13/22</b> Administration to work with the Ministry of the Environment, Conservation and Parks and the County of Essex to find a solution to address the lack of sewage capacity.		
15-2022	<b>GS</b>	09-27-22	M-Councillor Janisse S-Councillor Walstedt	<b>09/27/22</b> Administration to consult with the development community and bring further reports to Council as necessary regarding phasing-in the parkland dedication fee.	<b>10/03/22</b> Consultation and reports to Council Q1 and Q2, 2023.	Stakeholder meeting held Sept. 23, 2022.

**COUNCIL REQUESTED REPORT TRACKING**

**SEPTEMBER 27, 2022**

ISSUE #	ASSIGNEE	DATE	COUNCIL ASSIGNOR	DESCRIPTION	COMMENTS	Public Consultation / Open House
16-2022	GS	09-13-22	M-Councillor Walstedt S-Councillor McKinlay	09/13/22 Administration develop a business case to assess the value of introducing a Rat Abatement Service, to include proposed levels of service, cost and resourcing required to support delivery.	10/03/22 Report to Council Q4, 2022.	

**Municipality of Lakeshore**

**By-law 80-2022**

Being a By-law for the Lamy Drain  
in the Municipality of Lakeshore in the County of Essex

**Whereas** the Council of the Municipality of Lakeshore in the County of Essex in accordance with the provisions of the Drainage Act, R.S.O. 1990 C.D. 17 deems it expedient that the following drain be repaired and improved in accordance with Section 78 of the said Act.

**LAMY DRAIN  
IN THE MUNICIPALITY OF LAKESHORE –  
IN THE COUNTY OF ESSEX.**

**And whereas** the estimate cost of repairing and improving the drainage works is \$38,350.00

**Now therefore** the Council of the Municipality of Lakeshore pursuant to the Drainage Act, 1990 enacts as follows:

1. The considered report dated August 3<sup>rd</sup>, 2022 and attached hereto is hereby adopted and the drainage works as therein indicated and set forth is hereby authorized and shall be completed in accordance therewith.
2. The Municipality of Lakeshore may borrow on the credit of the Municipality the amount of \$38,350.00 being the amount necessary for construction of the drainage works.
3. The Municipality may issue debentures for the amount borrowed less the total amount of,
  - (a) Grants received under Section 85 of the Act;
  - (b) Commuted payments made in respect of the lands and roads assessed within the municipality;
  - (c) Monies paid under subsection 61 (3) of the Act, and;
  - (d) Monies assessed in and payable by another municipality.
4. Such debentures shall be made payable within five (5) years from the date of the debentures. If greater than \$10,000 and upon request for a ten (10) year debenture term, such debentures shall be made payable within a ten (10) year period from the date of the debentures. Debentures shall bear interest at a rate established at the date of issuance of such debentures.
5. A special equal annual rate sufficient to redeem the principal and interest on the debentures, shall be levied upon the lands and roads identified in the engineers report and will be collected in the same manner and at the same time as other taxes are collected in each year for five (5) and/or ten (10) years after the passing of this By-law.
6. All assessments of \$750.00 or less are payable in the year in which the assessment is imposed.
7. This By-law comes into force on the passing thereof and may be cited as Lamy Drain.

Read a first and second time and provisionally adopted on October 11, 2022

\_\_\_\_\_  
Tom Bain  
Mayor

\_\_\_\_\_  
Kristen Newman  
Clerk

Read a third and final time on

\_\_\_\_\_  
Tom Bain  
Mayor

\_\_\_\_\_  
Kristen Newman  
Clerk

## Municipality of Lakeshore

### By-law 90-2022

#### **Being a By-law to Provide for the Dedication of Parkland or the Payment of Cash in Lieu Thereof as a Condition of Development or Redevelopment**

Whereas section 42 of the *Planning Act* provides that, as a condition of the development or redevelopment of land, the council of a local municipality may, by bylaw, require that land in an amount not exceeding, in the case of land proposed for Development or Redevelopment for Commercial or Industrial purposes 2 per cent, and in all other cases 5 per cent, be conveyed to the municipality for park or other public recreational purposes;

And whereas section 51.1 of the *Planning Act* provides that an approval authority may impose, as a condition of the approval of a plan of subdivision, that land be conveyed to the local municipality for park or other public recreational purposes, such land not to exceed, in the case of a subdivision proposed for Commercial or Industrial purposes 2 per cent, and in all other cases 5 per cent;

And whereas section 53 of the *Planning Act* provides that section 51.1 of the *Planning Act* also applies to the granting of consents;

And whereas in the case of land proposed for Development or Redevelopment for residential purposes, a municipality may require that such land be conveyed at the rate of up to one hectare for each 300 Dwelling Units, provided that the municipality has specific policies dealing with the provision of lands for park or other public recreational purposes, and the use of this alternative requirement is included within its Official Plan;

And whereas the Municipality of Lakeshore has such specific policies dealing with the provision land to be conveyed at the rate of up to one hectare for each 300 Dwelling Units;

And whereas the Council of the Municipality of Lakeshore wishes to use the provisions of the *Planning Act* for the purposes of acquiring and providing parkland for the use and enjoyment of the residents of the Municipality of Lakeshore;

And whereas on September 27, 2022 Council passed resolution #350-09-2022 directing Administration to prepare a Parkland Dedication By-law to adjust the parkland dedication fee to \$2,000 per lot for both rural and urban properties;

Now therefore the Council of the Municipality of Lakeshore hereby enacts as follows:



## Definitions

1. In this by- law:
  - a) "Agricultural Uses" has the same meaning as in Lakeshore's Comprehensive Zoning By- law.
  - b) "Board of Education" has the same meaning as " board", as defined in the *Education Act*, R. S.O. 1990, c. E.2;
  - c) "CIL" means cash- in- lieu of parkland otherwise required to be conveyed;
  - d) "Commercial" means the use of land, buildings, or structures for a use which is not industrial, and which are used in connection with:
    - i. the selling of commodities to the general public; or
    - ii. the supply of services to the general public; or
    - iii. office or administrative facilities.
  - e) "Council" means the Council for the Municipality of Lakeshore;
  - f) "Development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof;
  - g) "Dwelling Unit" means one or more habitable rooms each of which is accessible from the others and which function as an independent and separate housekeeping unit in which separate kitchen and sanitary facilities are provided for the use of the occupants, with a private entrance from outside the building or from a common hallway or stairway inside the building;
  - h) "Gross Floor Area" has the same meaning as in Lakeshore's Development Charges By-law;
  - i) "Industrial" means the use of land, buildings, or structures in connection with:
    - i. manufacturing, producing, or processing of raw goods;
    - ii. warehousing or bulk storage of goods;
    - iii. a distribution centre;
    - iv. a truck terminal; or
    - v. research or development in connection with manufacturing, producing or processing of raw goods;

and includes office uses and the sale of commodities to the general public where such office or retail uses are ancillary to an industrial use, but does not include a building used exclusively for office or administrative purposes unless it is attached to an industrial building or structure as defined above, and does not include a retail warehouse;

- j) “Institutional” means the use of land, buildings, or structures for hospitals, correctional institutions and associated facilities, municipal facilities, elementary and secondary schools, colleges, universities, places of worship and ancillary uses, military and cultural buildings, daycare centres, residential care facilities for more than ten persons and long term care centres;
- k) “Lakeshore” means the Municipality of Lakeshore;
- l) “Mixed Use” means the physical integration of two or more of the following uses within a building or structure or separate buildings or structures on the lands proposed for Development or Redevelopment: Commercial; Industrial; Institutional; Residential; or any other use not noted herein;
- m) “Net Area of the Lands” means the total area of the lands being Developed or Redeveloped, less the area of any lands to be conveyed gratuitously to Lakeshore, the County of Essex, the Essex Region Conservation Authority or the Lower Thames Region Conservation Authority, pursuant to an approval or provisional consent issued in accordance with the Planning Act, in support of natural heritage systems, including but not limited to wetlands, valley and watercourse corridors, tableland woodlands and other environmentally sensitive lands as determined by Lakeshore;
- n) “Official Plan” means the Lakeshore Official Plan;
- o) “Planning Act” means the *Planning Act*, R.S.O. 1990, c.P.13;
- p) “Redevelopment” means the removal of a building or structure from land and the further Development of the land or, the expansion or renovation of a building or structure which results in a change in the character or density of the use in connection therewith;
- q) “Residential” means the use of land, buildings, or structures for human habitation;
- r) “Rural Area” means those areas designated as not being within a settlement area by the Official Plan;
- s) “Temporary Building or Structure” means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight (8) months, or an addition or alteration to a building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding eight (8) months;
- t) “Urban Area” means those areas designated as being within a settlement area by the Official Plan;

## **Conveyance of Land for Park Purposes**

2. As a condition of Development or Redevelopment of land pursuant to the *Planning Act*, Lakeshore shall require the conveyance of land for park purposes as follows:
  - a) In the case of lands proposed for Residential uses, at a rate of five per cent (5%) of the land being Developed or Redeveloped, or one (1) hectare for each three hundred (300) Dwelling Units proposed, whichever is greater;
  - b) In the case of lands proposed for Commercial, Industrial or Institutional uses, land in the amount of two per cent (2%) of the land to be Developed or Redeveloped;
  - c) In the case of lands proposed for Development or Redevelopment for a use other than those referred to in subsections 2(a) and 2(b) of this bylaw, land in the amount of five per cent (5%) of the land to be Developed or Redeveloped;
  - d) In the case of a Mixed Use Development or Redevelopment, land in the aggregate, calculated as follows:
    - i. the Residential component, if any as determined by Lakeshore, of the lands being Developed or Redeveloped, shall require the conveyance of land as determined in accordance with subsection 2(a) of this bylaw; plus
    - ii. the Commercial, Industrial, or Institutional component of the lands being Developed or Redeveloped, if any as determined by Lakeshore, shall require the conveyance of land as determined in accordance with subsection 2(b) of this by-law; plus
    - iii. the component of the lands proposed for any use other than Residential, Commercial, Industrial or Institutional, if any as determined by Lakeshore, shall require the conveyance of land as determined in accordance with subsection 2(c) of this by-law.

## **Location of Conveyance and Condition of Title**

3. The location and configuration of land required to be conveyed pursuant to this by-law shall be as determined by Lakeshore and all such lands shall be free of all encumbrances, including but not limited to such easements which Lakeshore, in its sole and absolute discretion, is not prepared to accept and shall be free of any contamination, including but not limited to any toxic, noxious or dangerous contaminants, and shall otherwise be in a condition satisfactory to Lakeshore.

4. The conveyance of any valleyland or watercourse corridors, woodlands, natural heritage system lands and associated buffers, easements, vista blocks and storm water management ponds, as defined in the Official Plan or any secondary plan adopted under the Official Plan, shall not be considered a conveyance of land for park purposes pursuant to the requirements of section 2 of this by-law.

### **Timing of Conveyance**

5. Where land is required to be conveyed in accordance with section 2 of this by-law, the lands shall be conveyed as follows:
  - a) In the case of Development or Redevelopment to be approved pursuant to sections 51.1 or 53 of the *Planning Act*, the conveyance of land may be required as a condition of approval, and said lands shall be conveyed to Lakeshore either prior to or immediately upon registration of the plan of subdivision or upon the consent being given, as determined by Lakeshore;
  - b) In the case of Development or Redevelopment where land has not been conveyed or has not been required pursuant to sections 51.1 or 53 of the *Planning Act*, Lakeshore shall require the conveyance of land as a condition of Development or Redevelopment prior to the building permit issuance in accordance with section 42 of the *Planning Act*.

### **Cash-in-Lieu of Parkland**

6. In lieu of requiring the conveyances referred to in section 2 of this by-law, Lakeshore may require the payment of cash to the value of the lands otherwise required to be conveyed, calculated in accordance with the following:
  - a) Where the payment of CIL has been required as a condition of an approval or consent pursuant to sections 51.1 of 53 of the *Planning Act*, CIL shall be calculated as follows:
    - i. \$2000.00 per lot;
  - b) For Residential Development or Redevelopment CIL shall be calculated as follows:
    - i. \$2000.00 per lot.

## **Timing of CIL Payment**

7. CIL shall be paid as follows:
  - a) For Development or Redevelopment where the payment of CIL is required as a condition of an approval or consent pursuant to either sections 51.1 or 53 of the *Planning Act*, CIL shall be paid prior to registration of the plan of subdivision or prior to the consent being given, as the case may be;
  - b) For Development or Redevelopment where the payment of CIL is not required pursuant to sections 51.1 or 53 of the *Planning Act*, CIL shall be paid on a per lot basis prior to the issuance of a building permit for such lot in respect of the Development or Redevelopment in accordance with section 42 of the *Planning Act*.

## **Credits for Previous Conveyances**

8. Notwithstanding sections 2 and 6 of this by-law, if land has been conveyed or is required to be conveyed to Lakeshore for park or other public recreational purposes or CIL has been received by Lakeshore or is owing to it pursuant to a condition imposed pursuant to sections 42, 51.1 or 53 of the *Planning Act*, no additional conveyance or payment in respect of the lands subject to the earlier conveyance or payment will be required by Lakeshore in respect of subsequent Development or Redevelopment unless:
  - a) There is a change in the proposed Development or Redevelopment which would increase the density of the development; or
  - b) Land originally proposed for Development or Redevelopment for Commercial, Industrial, or Institutional uses is now proposed for Development or Redevelopment for other uses.
9. Where there is a claim for previous conveyance or CIL payment, it is the applicant's/owner's responsibility to provide suitable evidence of such previous conveyance or CIL payment, to Lakeshore's satisfaction.
10. Land or CIL required to be conveyed or paid to Lakeshore for park or other public recreational purposes pursuant to sections 2 or 6 of this by-law shall be reduced by the amount of land or CIL previously received by Lakeshore pursuant to sections 42, 51.1 or 53 of the *Planning Act* in respect of the lands being Developed or Redeveloped.

## **Limits of the Lands to be Developed or Redeveloped**

11. For the purposes of calculating the land conveyance or CIL requirements of sections 2 or 6 of this by-law, the following shall be used as the area of the lands being Developed or Redeveloped:

- a) For Development or Redevelopment of land which does not occur pursuant to section 51 or 53 of the *Planning Act*, the Net Area of the Lands denoted within the plan or drawings;
- b) For Development or Redevelopment of land which occurs pursuant to section 51 of the *Planning Act*, and for which the conveyance of land or the payment of CIL is required as a condition of approval, the Net Area of the Lands denoted within the approved draft plan of subdivision;
- c) For Development or Redevelopment of land which occurs pursuant to section 53 of the *Planning Act*, and for which the conveyance of land or the payment of CIL is required as a condition of approval, the Net Area of the Lands to be severed pursuant to the consent;
- d) In all other cases, the area of the lands to be Developed or Redeveloped shall be determined by Lakeshore in accordance with the *Planning Act*, and the Net Area of the Lands as determined by Lakeshore shall be used for the purposes of calculating land conveyance or CIL requirements pursuant to sections 2 or 6 of this by-law.

### **Phased Development**

12. Notwithstanding sections 5 and 7 of this by-law, for Development or Redevelopment for which approvals are issued in phases, Lakeshore shall calculate and require the conveyance of land for park purposes or the payment of CIL, in accordance with the provisions of sections 2 and 6 of this by-law, on a phase by phase basis.

### **Parkland Conveyance Agreements**

13. Nothing in this by-law shall limit Lakeshore's ability to enter into a parkland conveyance agreement with one or more landowners for the purposes of assembling parkland. Parkland conveyance agreements entered into by Lakeshore shall include provisions for the conveyance of land for park purposes or CIL, the calculation of which shall be as provided in this by-law.

### **Exemptions**

14. This by-law shall not apply to any of the following:
  - a) Development or Redevelopment of land, buildings or structures owned by and used for the purposes of Lakeshore;
  - b) Development or Redevelopment of land, buildings or structures owned by and used for the purposes of a Board of Education;

- c) The replacement of any building that is a direct result of destruction due to accidental fire or other accidental cause provided that no intensification or change of use is proposed, including but not limited to an increase in total Dwelling Unit count or Gross Floor Area;
- d) The enlargement of an existing Dwelling Unit provided that the enlargement does not result in additional Dwelling Units;
- e) The enlargement of an existing Commercial, Industrial, or Institutional building or structure if the Gross Floor Area is enlarged by 50% or less. The area of the existing building or structure shall be calculated by reference to the first building permit which was issued in respect of the building or structure for which the exemption is sought;
- f) A Temporary Building or Structure; or
- g) Where the total CIL payable for Development or Redevelopment is less than \$100.

### **General**

- 15. If a court of competent jurisdiction should declare any section or part of a section of this by-law to be invalid, such section or part of a section shall not be construed as having persuaded or influenced Council to pass the remainder of the by-law and it is hereby declared that the remainder of the by-law shall be valid and shall remain in force.
- 16. The headings in this by-law are for convenience only and do not form part of this by-law.
- 17. This by-law shall be referred to as the "Parkland Dedication By-law".
- 18. By-law 89-2022 and any amendments to the by-law are repealed. Policies made prior the adoption of By-law 89-2022 respecting conveyance of land for park purposes and payment in lieu of conveyance of land for park purposes are rescinded.
- 19. This By-law comes into force upon passage.

Read and passed in open session on October 11, 2022.

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**Mayor  
Tom Bain**

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**Clerk  
Kristen Newman**



# Municipality of Lakeshore

## By-law 92-2022

### Being a By-law to Confirm the Proceedings of the Council of the Municipality of Lakeshore

**Whereas** in accordance with the *Municipal Act 2001*, S.O. 2001, c. 25, municipalities are given powers and duties in accordance with this Act and many other Acts for purposes which include providing the services and other things that a municipality considers are necessary or desirable for the municipality;

**And whereas** in accordance with said Act, the powers of a municipality shall be exercised by its Council;

**And whereas** municipal powers, including a municipality's capacity, rights, powers and privileges shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

**And whereas** it is deemed expedient that the proceedings of the Council of the Municipality of Lakeshore at these sessions be confirmed and adopted by By-law.

#### **Now therefore the Council of the Municipality of Lakeshore enacts as follows:**

1. The actions of the Council of the Municipality of Lakeshore in respect of all recommendations in reports of Committees, all motions and resolutions and all other actions passed and taken by the Council of the Municipality of Lakeshore, documents and transactions entered into during the September 27, 2022 session of Council be adopted and confirmed as if the same were expressly embodied in this By-law.
2. The Mayor or the Deputy Mayor together with the Clerk are authorized and directed to execute all documents necessary to the action taken by this Council as described in paragraph 1 of this By-law and to affix the Seal of the Municipality of Lakeshore to all documents referred to in said paragraph 1 above.

Read and passed in an open session on October 11, 2022.

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**Mayor  
Tom Bain**

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**Kristen Newman  
Clerk**